

WENATCHEE HISTORIC PRESERVATION BOARD
REGULAR MEETING
December 1, 2010
WENATCHEE CITY HALL COUNCIL CHAMBERS
129 S. Chelan Avenue
Wenatchee, WA 98801

AGENDA

- I. CALL TO ORDER: 5:30 PM**
- II. ADMINISTRATIVE AFFAIRS**
 - A. Approval of the minutes from the regular meeting of November 3, 2010.
 - B. Explanation of public hearing procedures
- III. PUBLIC COMMENT PERIOD (10 MINUTES)**
- IV. OLD BUSINESS**
 - None
- V. NEW BUSINESS**
 - A. HP2010-18 – Hamilton Investments – 11 Spokane Street - Application for Special Valuation
 - B. HP2010-19 – Weber Investments – 11 Spokane Street – Application for Special Valuation
 - C. Public Hearing: HP2010-20 – The Broderick Apartments – 132 S. Delaware – Certificate of Appropriateness
 - D. Board Applicant(s) Review – Kevin Nordt
 - E. Public Hearing: Wenatchee Zoning Code Amendments - Grandview Historic District Overlay
- VI. OTHER**
 - A. Grandview Historic District Update
- VII. ADJOURNMENT**

MINUTES

I. CALL TO ORDER

Vice Chairperson Curtis Lillquist called the meeting to order at 5:30 p.m. with the following members in attendance; Beverly Jagla, Lisa Dahlgreen, Russell Morgan and Carol VanArnam. The City staff was represented by Steve King, Director of Public Work-Engineering; Monica Libbey, Planning Manager; Brian Frampton, Associate Planner; and Kim Schooley, Administrative Assistant. Present in the audience was Councilman Tony Veeder.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meeting of October 6, 2010.

Board member Jagla moved to approve the minutes of 10/06/10. Board member VanArnam seconded the motion. The motion carried.

B. Explanation of public hearing procedures

Vice Chair Lillquist postponed until first hearing item under New Business.

III. PUBLIC COMMENT PERIOD

There was no public comment.

IV. NEW BUSINESS

Vice Chair Lillquist provided the explanation of public hearing procedures.

A. HP2010-17 – Gallery 4 South – 4 S. Wenatchee Avenue (103 Palouse building) – Application for Certificate of Appropriateness.

The staff report was presented by Brian Frampton, Assistant Planner.

The applicant, Charlene Martin, owner of Gallery 4 South at 4 S. Wenatchee Avenue, addressed the Board.

The Board asked questions of the applicant.

Dave Gellatly, owner of 103 Palouse Street – the Fuller Quigg building, addressed the Board. Gellatly advised that Martin's sign enhanced the property. He advised that Martin was an asset to the downtown area and spoke in approval of her application.

There was no additional public comment.

Vice Chair Lillquist closed the public testimony and opened deliberations of the Board.

Board members asked about other signs in the area that were questionable in size and scale and wondered by the Board had not reviewed other applications.

Frampton advised that this sign was in review because it was associated with a Historic property. He explained that other businesses are required to have a sign permit, but that not all do and some are most likely in violation of City code.

Board member Dahlgreen moved to approve HP2010-17 with staff's findings and conclusions and conditions of approval. Board member VanArnam seconded the motion. The motion carried.

B. Board Applicant Review

Monica Libbey, Planning Manager, addressed the Board.

Libbey explained that the City had received two applications for the Historic Preservation Board. She advised that the Board would review the one before them and that the other application would be presented in December.

The applicant, John Campbell – 1228 Fourth Street, Wenatchee, WA, addressed the Board. Campbell spoke regarding his interest in serving as a member of the Board.

The Board asked questions of the applicant.

C. Proposed update to Board Rules and Procedures

Monica Libbey, Planning Manager, discussed the changes.

The Board asked questions of staff.

Board member VanArnam expressed concern about language regarding “posting” of meeting notices and the definition of posting and specific requirements.

Staff spoke regarding current policies.

Vice Chair Lillquist suggested the City consider establishing a consistent public notification policy for all departments and Boards.

The Board also discussed the two year limitation of the Chairperson's term.

Board member Dahlgren spoke in favor of the two year limitation.

Vice Chair Lillquist moved to approve proposed changes to Board Rules and Procedures with the exception of the posted and advertised change on page 7, section 2 and 4 - eliminating the change until further consideration. Board member VanArnam seconded the motion. The motion carried.

V. OTHER

A. Grandview Historic District Update

Monica Libbey, Planning Manager, advised that the next neighborhood workshop was scheduled for Tuesday, November 16th, 6:00 p.m. at the public library. Libbey advised that it was intended to be a working session with the residents to identify actions that would require no special review or approval, as well as those items that could be reviewed by staff with a building permit.

Libbey advised that staff members would be available to help facilitate and depending on the number of people present, perhaps some small group work.

Libbey reported that staff had a recent discussion with the Mayor and Council regarding T.J. Farrell's request to send out a vote to the homeowners regarding the future of the Grandview Historic District. She stated that the Mayor and Council indicated that they would rather continue through the public process to see what changes and improvements could be made before attempting a vote.

VI. ADJOURNMENT

With no further business to come before the Historic Preservation Board, Vice Chair Curtis Lillquist adjourned the meeting at 6:47 p.m.

Respectfully submitted,
CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT

Kim Schooley
Administrative Assistant



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY

File With Assessor by October 1

File No: OCT 01 2010**I. Application**CHELAN
CO. ASSESSORCounty: ChelanProperty Owner: Hamilton Investment GroupParcel No./Account No: 222010598010-070Address: 11 Spokane St.222010595010,030

Legal Description: Parcel numbers 010, 020,030, 040, 050, 060, and 070

UNITS 1 and 3, 60 USA CONDOMINIUM Phase 1UNITS 300, 301, 302, 303, 304, 305, 306 FIRST AMENDMENT TO 60 USA, Phase 1Property Address (Location): 11 Spokane St., Wenatchee, WA 98801

Describe Rehabilitation: Improvements to south building exterior including restoration of building after fire damage, replacement brick walls, entrance addition, new windows, replacement roof, interior development, elevator, new mechanical, electrical, sprinkler systems, creation of interior tenant spaces, common hallways, labor, materials

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic PlacesBuilding Permit No: BP 09-450+multi Date: July, 2009 Jurisdiction: City of Wenatchee
County/CityRehabilitation Started: September 1, 2008 Date Completed: August 31, 2010Actual Cost of Rehabilitation: \$ 896,079.79 - ESTIMATE**Affirmation**

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

[Signature] Managing Member**II. Assessor**

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 1621905Date: 10/4/2010[Signature]
Assessor/Deputy

For tax assistance, visit <http://dor.wa.gov> or call (800) 647-7706. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 486-2342. Teletype (TTY) users may call (800) 451-7985.

Historic property means land together with improvements thereon, which is:

- (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 98-515; or
- (b) Listed in the national register of historic places.

Cost means the actual cost of rehabilitation, which cost shall be at least twenty-five percent of the assessed valuation of the historic property (exclusive of the assessed value attributable to the land) prior to rehabilitation.

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such cost as is approved by the local review board.

State Review Board means the advisory council on historic preservation established under

Chapter 27.34 RCW or any successor agency designated by the state to act as the state preservation review board under federal law.

Local Review Board means a local body designated by the legislative authority of the incorporated or unincorporated area.

Owner means the owner of record.

Historic property does not include property listed in a register primarily for objects buried below ground.

Property must meet the following criteria for special valuation on historic property:

- (1) Be a historic property;
- (2) Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- (3) Be rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) within twenty-four months prior to the application for special valuation; and
- (4) Be protected by an agreement between the owner and the local review board.

Statement Of Additional Tax, Interest, and Penalty Due Upon Removal or Disqualification from Special Valuation Under Chapter 84.26 RCW

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualified for the valuation, there shall become due and payable an additional tax equal to:
 - (a) The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - (b) Interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - (c) A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty shall not be imposed if the disqualifications resulted solely from:
 - (a) Sale or transfer of the property to an ownership making it exempt from taxation;
 - (b) Alteration or destruction through no fault of the owner; or
 - (c) A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1st or 30 days after the disqualification, whichever is the later, except the denial on the original application.

2nd Floor	Unit 3			
Gale Contractos	Ceiling	\$ 1,620.00	I-0047045A1	
BCRA	Restroom	\$ 620.00	I-9382	
Creative Ductworks	Booster Fan HVAC	\$ 378.00	I-683	
Design Electric	Wire Booster Fan	\$ 270.00	I-1071	
	Sub Total	\$ 2,888.00		
			\$ 113,639.42	Outside Bldg
			\$ 116,527.42	

Suite 300			\$ 34,091.83	Outside Bldg
			\$ 92,422.34	3rd Floor Common
			<u>\$ 126,514.17</u>	

Suite 301				
Ornamental Iron	Steel Frame in window	\$ 1,358.64	I-4343	
Beckstead Electric	Electrical	\$ 3,774.60	I-24290	
Creative Ductworks	HVAC	\$ 3,760.72	I-654	
The Floorman	Flooring	\$ 3,780.21	I-17	
			\$ 13,636.73	Outside Bldg
			\$ 36,968.94	3rd Floor Common
	<u>Sub Total</u>	\$ 12,674.17	\$ 63,279.84	

Suite 302			\$ 11,363.94	Outside Bldg
			\$ 30,807.45	3rd Floor Common
			<u>\$ 42,171.39</u>	

Suite 303				
Allied Pacific Building	Interior Build Out	\$ 19,665.83	I-469	
Beckstead Electric	Electrical	\$ 7,616.92	I-26234	
Beckstead Electric	Electrical	\$ 3,753.24	I-26286	
The Floorman	Flooring	\$ 4,103.57	I-87	
Plumbco	Sprinklers	\$ 2,560.52	I-12645	
			\$ 11,363.94	Outside Bldg
			\$ 30,807.45	3rd Floor Common
	Sub Total	\$ 37,700.08	\$ 79,871.47	

Suite 304			\$ 18,182.31	Outside Bldg
			\$ 49,291.91	3rd Floor Common
			<u>\$ 67,474.22</u>	

Suite 305				
Allied Pacific Building	Interior Build Out	\$ 15,963.95	I-478	
Allied Pacific Building	Interior Build Out	\$ 17,742.34	I-473	
Beckstead Electric	Electrical	\$ 11,826.14	I-26526	
Beckstead Electric	Electrical	\$ 5,064.49	I-26616	
Creative Ductworks	HVAC	\$ 1,945.80	I-746	
Central WA Plumbing	Conference Room	\$ 563.93	I-10460	
The Floorman	Flooring	\$ 5,701.14	I-112	
Plumbco	Sprinklers	\$ 2,714.85	I-12691	
			\$ 18,182.31	Outside Bldg
			\$ 49,291.91	3rd Floor Common
	Sub Total	\$ 61,522.64	\$ 128,996.86	

Basement	Unit 1		\$ 37,879.81	Outside Bldg
	<u>Hamilton Total</u>	\$ 717,196.23		
	Kelly Dorn 667-6569			
	Asst Assessor			

General				
Keyhole	Add to lock system tower	\$ 4,140.41	I155733	
Keyhole	Lock System Building - Spokane	\$ 11,579.69	I-153134	
Door to Door	Front Door	\$ 3,205.44	I-29694	
Modern Drywall	Mailbox Enclosures	\$ 311.04	I-11180	
Specialty Coatings	Cleaning and Resealing Brick	\$ 8,683.20	I-7522	
Ornamental Iron	Roof Access	\$ 675.00	I-4283	
Beckstead Electric	Exit Lighting	\$ 228.52	I-25628	
BCRA	South Tower Design	\$ 14,197.50	I-8893	
BCRA	South Tower Design	\$ 3,746.60	I-9059	
BCRA	South Entry	\$ 544.08	I-9203	
BCRA	South Entry	\$ 385.00	I-9699	
BCRA	South Entry	\$ 165.00	I-9869	
BCRA	South Entry	\$ 330.00	I-9381	
BCRA	South Tower Design	\$ 526.44	I-8195	
Baker	South Tower & 3rd Floor Windows	\$ 275,411.28	I-6213	
Baker	1st Floor Hallway	\$ 48,487.26	I-6460	
Baker	Loading Dock Wall	\$ 2,991.41	I-6497	
Baker	Hall wall office replacement	\$ 2,629.01	I-6500	
Torres	Brick Outside fill vacant	\$ 561.20	I1196	
	Sub Total	\$ 378,798.08		

3rd Floor				
Creative Ductworks	Roof Top Units	\$ 27,684.50	I-719	
Creative Ductworks	Roof Top Units	\$ 9,236.71	I-737	
Plumbco	Sprinklers	\$ 3,839.40	I-11963	
Baker	South Tower & 3rd Floor Windows	\$ 147,758.92	I-6213	
Allied Pacific Building	Additional Hallway Windows	\$ 4,026.45	I-479	
Pacific Engineering	2nd & 3rd Floor Windows and Stability	\$ 2,352.50	I-20654	
Pacific Engineering	2nd & 3rd Floor Windows and Stability	\$ 997.50	I-20860	
Pacific Engineering	2nd & 3rd Floor Windows and Stability	\$ 210.00	I-20758	
Pacific Engineering	2nd & 3rd Floor Windows and Stability	\$ 2,158.75	I-20874	
Pacific Engineering	2nd & 3rd Floor Windows and Stability	\$ 393.75	I-20915	
Pacific Engineering	2nd & 3rd Floor Windows and Stability	\$ 842.75	I-20970	
Ornamental Iron	Window Plan - Single	\$ 1,358.64	I-4343	
Beckstead Electric	Electrical - 3rd Floor	\$ 2,305.83	I-24291	
Beckstead Electric	Electrical - 3rd Floor	\$ 3,774.60	I-24290	
Beckstead Electric	Electrical - 3rd Floor	\$ 4,696.95	I-26527	
Central WA Plumbing	3rd Floor Common Sink	\$ 750.21	I-10409	
Central WA Plumbing	3rd Floor Bathroom	\$ 4,395.60	I-10036	
Central WA Plumbing	3rd Floor Bathroom	\$ 4,588.92	I-10083	
Rookard Construction	Suite Entries	\$ 3,261.60	I-3-19-2009	
Plumbco	3rd Floor Bathroom Sprinklers	\$ 2,113.56	I-11579	
Voie Holdings	3rd Floor Bathroom	\$ 3,181.68	I-24,23	
Gale	Ceiling	\$ 2,363.04	I-0047045AC	
Jessup Construction	3rd Floor - Hallway	\$ 762.37	I-115	
Jessup Construction	3rd Floor - Hallway	\$ 5,107.51	I-113	
Jessup Construction	3rd Floor - Hallway	\$ 638.93	I-107	
Jessup Construction	3rd Floor - Hallway	\$ 410.34	I-117	
Jessup Construction	3rd Floor - Hallway	\$ 2,544.75	I-108	
Jessup Construction	3rd Floor - Hallway	\$ 7,634.25	I-106	
Jessup Construction	3rd Floor Roof Access Enclosure	\$ 2,253.42	I-26	
Jessup Construction	3rd Floor - Hallway	\$ 26,667.58	I-5	
Jessup Construction	3rd Floor Trim	\$ 1,393.47	I-111	
Jessup Construction	3rd Floor - Hallway	\$ 1,975.46	I-27	
Jessup Construction	3rd Floor - Hallway	\$ 3,888.00	I-28	
Jessup Construction	3rd Floor Window	\$ 4,414.49	I-116	
Jessup Construction	3rd Floor Trim	\$ 1,742.36	I-109	
Allied Pacific Building	Interior Windows	\$ 4,026.45	I-479	
Creative Ductworks	3rd Floor	\$ 3,760.72	I-661	
BCRA	Window Plan - Single	\$ 812.50	I-7664 & 7438	
BCRA	New Windows 2nd & 3rd	\$ 682.50	I-7438	
BCRA	New Windows 2nd & 3rd	\$ 2,690.00	I-8886	
BCRA	New Window	\$ 175.00	I-9201	
BCRA	New Window	\$ 130.00	I-7664	
BCRA	Window & Suite Design	\$ 1,765.00	I-9060	
BCRA	Sprinklers	\$ 275.00		
BCRA	Space Designs	\$ 437.50	I-8588	
BCRA	Space Designs	\$ 275.00	I-8767	
BCRA	Window & Suite Design	\$ 1,320.00	I-8395	
	Sub Total	\$ 308,074.46		



APPLICATION AND CERTIFICATION OF SPECIAL VALUATION
ON IMPROVEMENTS TO HISTORIC PROPERTY

HP10-19

File With Assessor by October 1

File No: _____

OCT 01 2010

I. Application

CHELAN
CO. ASSESSOR

County: Chelan

Property Owner: Weber Investment Group

Parcel No./Account No: 222010595020

Address: 11 Spokane St.

Legal Description:

Unit 2, GO USA CONDOMINIUM Phase 1

Property Address (Location): 11 Spokane St., Wenatchee, WA 98801

Describe Rehabilitation: Improvements to south building exterior including restoration of building after fire damage, replacement brick walls, entrance addition, new windows, replacement roof, interior development, elevator, new mechanical, electrical, sprinkler systems, creation of interior tenant space, common hallways, labor, materials

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places

Building Permit No: BP 09-450+multi Date: July, 2009 Jurisdiction: City of Wenatchee
County/City

Rehabilitation Started: September 1, 2008 Date Completed: August 31, 2010

Actual Cost of Rehabilitation: \$ 243,907.81

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

Signature(s) of All Owner(s):

[Signature]

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 65,953

Date: 10/4/2010

[Signature]
Assessor/Deputy

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2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1st or 30 days after the disqualification, whichever is the later, except the denial on the original application.

1st Floor	Unit 2			
			\$ 113,639.42	Outside Bldg
	Weber Total		<u>\$ 113,639.42</u>	

HP10-20: 132 S Delaware
Review for a Certificate of Appropriateness

I. SUMMARY OF REQUEST

Description of Request:

The applicant is Dr. Carl and Helen Kjobech. The applicant is applying for a certificate of appropriateness for the maintenance and repair of an existing contributing apartment in the Grandview Historic District in anticipation of applying for special valuation for the improvements. The identified improvements include interior apartment upgrades (flooring, bathroom repairs, and installation of a dishwasher), painting the main building, exterior window trim painting and repair, garage repairs – including painting and roof, steps and entry upgrades, and patio repairs.

Recommendation:

The following staff report provides review and analysis of the requirements for the issuance of a certificate of appropriateness. Staff is recommending conditional approval based on the information submitted in the application materials, and the following staff report contains proposed findings of fact and conclusions in support of this recommendation.

II. GENERAL INFORMATION

Applicant: Dr. Carl and Helen Kjobech
2153 Sunrise Circle
Wenatchee, WA 98807

Owners: Same as above

Taxpayers: Same as above

Staff Planner: Brian Frampton

Location and/or legal description: The subject property is located at 132 S. Delaware and is known as Assessor's Parcel No. 22-20-10-586-130.

Existing Zoning: Residential Moderate (RM), Grandview Historic District (GHD) Overlay

Comprehensive Plan Designation: RM and GHD

Application Date: A complete application was submitted on November 3, 2010.

Decision Date: A notice of decision shall be issued no later than December 3, 2010.

History:

128-132 S. Delaware; Leedy Apartments; 1921

The four-unit apartment house at 128-132 S. Delaware Avenue stands on Block 63 of the Grand View Addition to Wenatchee, platted in 1903. Development on the block took shape slowly over the first two decades of the 20th century. By the late 1920s, nearly every lot contained a single-family home with a garage on the alley.

According to Sanborn maps, this particular parcel was not developed until the early 1920s. A “foundation” appears here on the 1921 Sanborn map, but it is much smaller in footprint than the current apartment house. By 1928, the fourplex appears in its current configuration. A four-car auto garage also appears along the alley by this date.

R.L. Polk Wenatchee city directories for 1929-30 list this as the Leedy Apartments, with Dr. Charles Leedy and his wife Clara C. as owners and occupants. Residents at that time included: Ariel and John B. Hughes, an actor; Ina and George C. Jones, manager of the Wenatchee Fruit & Storage Co.; and Mrs. Maude Savaria. In 1940, the Leedy’s still lived in the building, but other tenants are not given.

Now known as the Broderick, the Leedy Apartment building is significant as an example of early, neighborhood-compatible, multi-family housing in the survey area. Despite its boxy massing, the building respects the traditional setback and site design of the surrounding residential blocks.

A two-story, four-unit apartment building with a flat parapet roof. Stucco cladding and restrained Mission Style detailing. Recessed entry and balcony with wrought iron railing above, recessed balconies at side. Craftsman Style windows at rear, altered picture windows at front.

Site features sloped frontage planted in junipers. Original four-car stuccoed garage faces alley.

Site Description: The subject property was originally constructed as a multifamily building and has maintained that use through its history.

Project Description: The application proposes to verify work completed for approval of a future special valuation submittal, including interior apartment improvements, exterior window replacement, garage repairs – including painting and roof, steps and entry upgrades, paint and repair the exterior stucco and make repairs to the patio.

Notice: Notice of application and public hearing was posted on the subject property and published in the newspaper in accordance with requirements of the Wenatchee City Code.

III. APPLICABLE STANDARDS FOR REVIEW

A. Wenatchee City Code 10.40.060(3)

Interior reconstruction, alteration, restoration, remodeling or repair is exempt from this section unless such property is contributing to the district and subject to review pursuant to the Wenatchee City Code. Any such work shall be referred to the historic preservation board to allow the board to inform the property owner regarding tax incentives and technical assistance available.

Staff Analysis: The application proposes to remodel and repair interior work on an existing apartment as soon as it becomes available and for approval of work to the other apartments that have been completed in anticipation of applying for Special Valuation next year. The interior work completed is not adequately depicted in the application materials. Therefore, consistent with past applications and before staff can recommend approval for special valuation, the details of the interior work must be presented to the board for review and approval.

B. Wenatchee City Code 10.40.060(4)

The following actions shall be subject to the review of the historic preservation board. All decisions of the historic preservation board are subject to appeal based on subsection (11) of this section.

(c) Replacement of roofing.

Staff Analysis: The completed work to be approved for special valuation includes repairs to the roof of the garage. There is a letter within the application materials describing that the roof repair was approved by staff at the time.

C. Wenatchee City Code 10.40.060(5)

Application of Guidelines and Standards...The historic preservation board shall take into consideration the type of property and the overall impact on the district in review of development applications and application of these guidelines and standards.

Staff Analysis: The subject property is identified as one of the first multifamily buildings within the City; the first within the Grandview Plat. The subject property has maintained that multifamily use since approximately 1928. This is an important type of property with an important impact to the district. The completed and proposed work repair and maintain the multifamily use.

D. Wenatchee City Code 10.40.060(6)

Secretary of the Interior's Guidelines. Development within the district shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as follows:

(a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or architectural elements from other buildings, shall not be undertaken.

...(e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible...

Staff Analysis: The completed work and that proposed is to repair and maintain both exterior and interior portions of a historic multifamily building and garage building. In general, the work proposed and completed is consistent with the above Secretary of Interior Standards listed above. However, more details of the work must be presented to the board for review and approval at the time of applying for special valuation.

E. Wenatchee City Code 10.40.060(9)(f)

The materials and construction details used in new construction and remodeling projects should be sensitive to the surrounding historic character of the district. Remodeling projects should respect the building's original architectural materials and details. New construction should repeat some of the materials and construction details seen in the historic buildings in the district.

Staff Analysis: The completed work painted the exterior of the building, window trim, doors, and garage building. Therefore, this criterion has been met.

F. Wenatchee City Code 10.40.060(9)(h)(v)(4)(a)

Exterior wall materials shall be consistent with those found in the district, such as horizontal board siding, stucco and brick. The following materials should not be used: plywood, exposed concrete block, metal, and plastic (vinyl).

Staff Analysis: The completed work painted the exterior of the building, window trim, doors, and garage building. Therefore, this criterion has been met.

G. Wenatchee City Code 10.40.060(9)(h)(v)(4)(e)

When replacing or renovating windows, windows shall be consistent with the size, scope, placement, style and features of the original windows.

Staff Analysis: The completed work painted the exterior window trims. Therefore, this criterion has been met.

IV. FINDINGS OF FACT AND CONCLUSIONS

Findings:

1. The subject property is located at 132 S Delaware, Wenatchee, WA and is identified as Assessor Parcel Number: 22-20-10-586-130.
2. The applicant is Dr. Carl and Helen Kjobech.
3. The subject property contains a multifamily building with accessory multiunit garage that were constructed in 1928.
4. A complete application was submitted in accordance with Wenatchee City Code on November 3, 2010.
5. The application requests a Certificate of Appropriateness for the work identified in the application.
6. The application materials do not adequately detail the work proposed for the purposes of an application for Special Valuation.
7. Appropriate notice was accomplished in accordance with Wenatchee City Code.
8. The subject property is within the Residential Moderate - RM and Grandview Historic District – GHD Overlay zoning districts within the City of Wenatchee.
9. The subject property is a contributing property.
10. Other development requirements of the Wenatchee City Code are not waived by the issuance of a Certificate of Appropriateness.
11. Wenatchee Historic Preservation Board is empowered by Wenatchee City Code (WCC), Title 2 and Title 10 with the ability to hear and make decisions on matters relating to Historic Preservation within the City of Wenatchee, which includes but is not limited to issuing Certificates of Appropriateness for properties within the Grandview Historic District.
12. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

Conclusions:

1. The Historic Preservation Board has been granted authority to render this Decision.
2. The subject application demonstrates consistency with the intent, purposes, and regulations of WCC Section 10.40.060.
3. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan for identification and protection of Historic Places.
4. The application meets applicable guidelines and standards identified at WCC 10.40.060.
5. The proposal does not alter the historic stylistic and architectural features of the subject property.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

V: RECOMMENDATION

Staff recommends issuance of the Certificate of Appropriateness with the following conditions of approval.

Motion: I move to approve HP2010-20, a Certificate of Appropriateness for 132 S Delaware with the recommended conditions provided, and based on the findings and conclusions listed in the staff report.

Recommended Conditions:

1. Every reasonable effort shall be made to follow the proposed alterations and to achieve minimal alteration of the building, structure, or site and its environment.
2. The distinguishing original qualities or character of 132 S Delaware and its environment shall not be destroyed.
3. The removal or alteration of any historic material or distinctive architectural features must be avoided.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
5. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate.
6. The proposal shall proceed substantially as described in the application materials submitted on November 3, 2010 and as supplemented by the applicant to ensure the essential form and integrity of the structure will remain unimpaired.
7. Any work beyond the scope of this Certificate of Appropriateness shall be reviewed by staff to determine its effect on the historic features of the structure. If staff determines that the new work affects historic features in a manner not approved (such as replacement of features not currently proposed), then an amendment to this certificate shall be obtained prior to performing the new work.
8. The applicant shall provide the Historic Preservation Office with pictures to document the work in compliance with this approved Certificate of Appropriateness. Pictures must document before and after completion of work.
9. At the time of application for Special Valuation, the applicant shall provide sufficient details of the work completed for review and approval by the Board.

Respectfully submitted,
WENATCHEE HISTORIC PRESERVATION BOARD

Brian C. Frampton
Associate Planner

Monica Libbey

From: Kris Bassett [kbassett@nwi.net]
Sent: Monday, November 22, 2010 9:31 AM
To: Monica Libbey
Cc: Brian Frampton
Subject: The Broderick Apartments

Hi Monica,

Brian asked me to send this message to clarify the planned work for the Broderick Apartments as part of their Certification of Appropriateness application.

To-date expenses are on the spreadsheet.

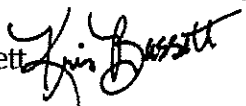
Expenses in the coming year would be for any other apartment unit upgrades should there be a vacancy. At this time, there are no vacancies, but the owner would like to leave that option open for improvements to be made should a vacancy come up. Those improvements would be much of the same ones seen in the two apartments listed on the spreadsheet.

I hope this clarifies the C. of A. application. Sorry for the confusion on this.

Kris Bassett
Wenatchee, WA 98801
(509) 669-5747

MEMORANDUM

TO: Monica Libbey, Brian Frampton - Community Services Department

FROM: Kris Bassett 

DATE: November 3, 2010

RE: Agenda items/information for the December 2, 2010 Historic Preservation Board meeting/agenda:

GO USA:

- Special Valuation Application (2 pages – note changed amounts)
- Certification page for Board signatures (2)*
- Agreements for Board chair signature (2)*
- Itemized expenditure sheet(s) for improvements to the GO USA Building after the fire demolished the Stemilt Warehouse
- Copy of receipts listed on expenditure sheets

Notes:

1. There are two owners in the GO USA Building. A proportional amount of costs are given to Jeff Weber of Firefly (1st floor property owner) and to Brett Hamilton of Hamilton Investments (remainder of building)
2. Receipts are for verification of costs only by staff and are not typically sent to Board members prior to the meeting

132 S. Delaware – The Broderick Apartment Building

- Letter of explanation of past year's work*
- Application for Certificate of Appropriateness for remainder of work
- Photo documentation*
- Itemized expenditure sheets for costs incurred to date*
- Copy of receipts from expenditure sheets

Notes:

1. As explained in letter, 1 year of work has occurred at this property.
2. Receipts are for verification of costs only by staff and are not typically sent to Board members prior to the meeting

A CD of those items with * behind them is included in this package (certification, agreements, photographs, expenditure sheets for both projects) to download and convey to Board members. The expenditure listing for GO USA's project and the Application for a C of A will need to be scanned in order to be conveyed electronically.

Please advise when we may get together to review these materials prior to the meeting. Thank you!

Kris Bassett
908 Idaho
Wenatchee, WA 98801

November 2, 2010

City of Wenatchee Historic Preservation Board and Staff
Community Development Department
1350 McKittrick / P.O. Box 519
Wenatchee, WA 98801

RE: 132 S. Emerson – The Broderick Apartments

Dear Board Members and Staff:

This letter is being written to review and document prior conversations, meetings and information given to Mrs. Helen Kjobech regarding the Special Valuation property tax program and eligibility requirements of work being done on their property prior to my retiring from the City of Wenatchee as Historic Preservation Officer in December, 2009.

Dr. Carl and Helen Kjobech own The Broderick Apartments at 132 S. Delaware in the Grandview Historic District.

On September 10, 2009, I met Mrs. Kjobech at the Broderick Apartments at her request. I asked former Historic Board member Rosalyn Purdom to join me at this meeting. The purpose of our visit to the building was to review the Special Valuation program with the owner and to view work that had been done to the interior of apartment "C" (upper floor, northeast corner). Mrs. Kjobech indicated that more work was planned for the building in the coming year. At that time, none of the work required permits as it was largely considered maintenance to the property and there was no formal application made to the Board via the Certificate of Appropriateness process.

Over the late summer and until my retirement, Mrs. Kjobech periodically called me in regards to other work that was to be done including: apartment upgrades including kitchen and bathroom flooring, bathroom repairs and tub surround, installation of a dishwasher, painting of the garage and main building, repair to dry rot on the fascia board of the garage building on the alley side of the property, roof repairs/replacement of paper/hot tar on the garage. Mrs. Kjobech was advised to keep track of her bills and all anticipated work as it might be eligible to qualify for the property tax program. After my retirement, and I informed Mrs. Kjobech that I would assist her in this review request processes of the work to the board and filing for special valuation.

City of Wenatchee Historic Preservation Board and Staff
RE: 132 S. Emerson – The Broderick Apartments
November 1, 2010
Page Two

In light of the new procedures of applying for approval of projects by the Historic Preservation Board, this letter is intended to bring you up to date on what has occurred on the property this past year and what is yet to occur during this next year. Mrs. Kjobech reports expenditures beginning on July 22, 2009 for apartment repairs. With a 24-month window for incurring costs, the work period would end July 21, 2011. The owners would file for the Special Valuation tax program by October 1 and review final costs with the Historic Preservation staff and board for approval and certification of those costs along with the agreement being completed.

Added to this letter are the following materials for review and approval:

1. **Application for a Certificate of Appropriateness** for the remainder of the work planned until July 21, 2011.
 - a. Historic Preservation Board approval is being sought even though permits have not and likely will not be required for planned work. The intent is to advise the Board of this work so that when the special valuation application materials are received, the project will have been reviewed and approved and the board and staff will be knowledgeable of the project.

(The board and staff are reminded of another apartment building at Douglas and Idaho St. that received the tax exemption for maintenance work at that building and no permits or prior approval by the Board was required. The board toured the building after work was completed and approved the work.)

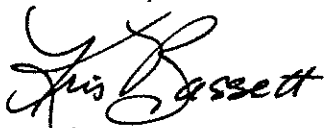
The Historic Preservation Board, in the past, has also accepted work that had been done up to one year prior to seeking approval of work. In some cases, the work at a property only took one year before they became eligible to apply or they didn't feel their project would incur the types of costs that would allow them to qualify. Consequently, the owner had not contacted the Historic Preservation office to obtain approval for the work.

2. **Spreadsheet of costs** incurred to date at the Broderick Apartments. Some of this work will not be eligible for the tax program (i.e., sidewalks are not eligible).
3. **Seven pages of photographs** documenting work done to date on interior portions of building and exterior of main apartment building and garage.
4. **Legal Information** regarding property (Chelan County Assessor's records)

City of Wenatchee Historic Preservation Board and Staff
RE: 132 S. Emerson – The Broderick Apartments
November 1, 2010
Page Three

With these materials, it is requested that the Historic Preservation Board approve the Certificate of Appropriateness for the completed to date and for tasks proposed to be completed in the next year.

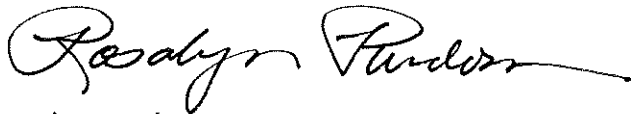
Sincerely,

A handwritten signature in black ink, appearing to read "Kris Bassett". The signature is fluid and cursive, with the first name "Kris" written in a larger, more prominent script than the last name "Bassett".

Kris Bassett
Historic Preservation Consultant
and former City of Wenatchee Historic Preservation Officer

Enclosures

By signing below, I verify these statements are true to the extent of my participation in and awareness of this project at 132 S. Delaware.

A handwritten signature in black ink, appearing to read "Rosalyn Purdom". The signature is fluid and cursive, with the first name "Rosalyn" written in a larger, more prominent script than the last name "Purdom".

Rosalyn Purdom
Former Historic Preservation Board Member and Chair



City of Wenatchee Historic Preservation Office
c/o Department of Community Development
1350 McKittrick
Wenatchee, WA 98801
(509) 888-3200 FAX (509) 888-3201

APPLICATION FOR "CERTIFICATION OF APPROPRIATENESS" OR WAIVER OF CERTIFICATE

Please include *all* of the following information with your application. **Insufficient application materials will result in a delay in processing your application.** If you have any questions regarding application requirements or standards for properties listed on the Wenatchee Register of Historic Places, please call the Historic Preservation Office.

PROPERTY INFORMATION

HP10-20

Building/Property Name (if applicable): THE BRODERICK APTS.
Building/Property Address: 128-131 S. DELAWARE (BLDG ADDRESS IS 132 S. DELAWARE)
Assessor's Parcel Number: 22 20 10 586 130
Property Owner's Name (printed): CARL AND HELEN KJOBECH
Property Owner's Address: 2153 SUNRISE CIRCLE, WENATCHEE
Property Owner's Phone: 662-8553 Email: h.kjobech@charter.net

TYPE OF WORK FOR REQUESTED CERTIFICATION OF APPROPRIATENESS OR WAIVER -

Mark all that apply.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Exterior remodeling | <input checked="" type="checkbox"/> Interior remodeling | <input type="checkbox"/> Change of use |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New construction (addition or new building) | <input type="checkbox"/> Signs/awnings/lighting |

Estimated cost of proposed work \$ \$50,000 (ESTIMATE)

APPLICATION CHECKLIST - Please include all that apply to your project.

- **Written details of the project.** Include quantities and dimensions of elements such as **building dimensions** (show on plans) or for signs (i.e., number of signs, overall sizes, placement location on building)
- **List of exterior or interior features** to be removed, replaced or added, explain changes to these features.
- **Construction drawings** for building addition, new buildings, or new elements to the building (i.e., decks)
- **Site plan/location map and scale elevations** (for any additions or new construction)*
- **Details of method(s)** of attachments such as for signs, awnings and canopies*
- **Photographs of existing conditions** for work areas (interior and exterior) - (digital or printed is acceptable)
- * **True color paint and/or finish samples** (for change of exterior color)* * = if applicable

PROJECT NARRATIVE AND DESCRIPTION

Please describe the project below, or attach a separate page. All aspects of a project must be written out in detail.

Apartment upgrades including painting, carpet, bathroom and kitchen flooring, tub surround, some electrical
Exterior painting of bldg body / windows / trim
Garage repair / painting / tarpaper roof
Concrete steps and entry / patio patched and skim-coated.

FOR OFFICE USE ONLY

The Historic Preservation Officer and/or the Wenatchee Historic Preservation Board have reviewed the Certificate of Appropriateness application and recommend:

- | | |
|---|---|
| <input type="checkbox"/> Preliminary Approval of Certificate of Appropriateness | <input type="checkbox"/> Waiver of Certificate of Appropriateness |
| <input type="checkbox"/> Final Approval of Certificate of Appropriateness | <input type="checkbox"/> Denial of Certificate of Appropriateness |

A fully signed copy of this application and signature page has been provided to the property owner or their designated representative.

Historic Preservation Officer _____

Chair, Wenatchee Historic Preservation Board _____

**OWNER CONSENT FORM FOR
REVIEW OF PROJECT APPLICATION AND SPECIAL VALUATION PROGRAM**

I am the owner of the property listed on this application or I have authorized _____
to make this application as my authorized agent

I understand that the property will need photo documentation before and during the construction period
which I may provide or and may be done by the Historic Preservation Officer.

I understand that any changes to the approved construction plans shall be submitted to the Historic
Preservation Board and Office for approval prior to construction.

I understand that review of proposed work or finishes may involve my architect, designer and/or contractor
and the Historic Preservation Officer. All such meetings or communications shall be coordinated with and
approved by me.

I understand that when a Certificate of Appropriateness is obtained, a building or land use permit may be
obtained, if applicable.

I understand that if I intend to apply for the Special Valuation property tax program I will need to provide
proof of expenditures (receipts) for all work approved by the Historic Preservation Board and that the
approved project expenses will total 25% or more of the current assessed value of my property.

I understand that I **cannot** request Special Valuation consideration at the end of the construction period if
review of materials and finishes has not occurred.

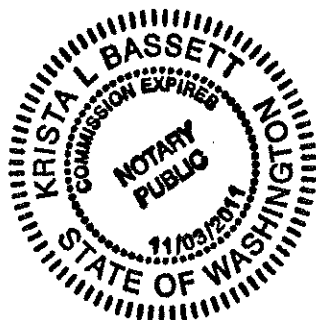
If I do not wish to file for Special Valuation, I understand that approval of my building's construction plans
is still required by the Historic Preservation Board.

Helen N. Koberch 10-27-2010
Signature of Owner(s) or Authorized Agent Date

STATE OF WASHINGTON)
)
County of Chelan)

On this day personally appeared before me Helen N. Koberch to me known to be the
individual described in and who executed the within and foregoing instrument, and acknowledged that he signed
the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of October, 2010



Krista L. Bassett
(Signature)
KRISTA L. BASSETT
(Printed or typed name)
Notary Public, State of Washington
My Commission expires 11/3/2011

Photo documentation of work in progress for 132 S. Delaware—The Broderick Apartments

Work includes:

1. Exterior painting and stucco repair; painting windows/trims/doors, electrical
2. Resurfacing of concrete stairs (front and sides)
3. Garage painting, roofing, parapet fascia board and metal edge (repair from dry rot)
4. Interior improvements/updates to:
 - Bathroom update (tub surround, flooring)
 - Kitchen: dishwasher, vent, plumbing, flooring
 - New carpet throughout living/dining/bedroom (s), and entry carpet
5. Associated labor charges



Exterior painting and repairs. Note color changes from gray trim to dark brown at cornice, windows. Concrete repairs made to steps (as well as new sidewalks)



Exterior repainting and stucco repair on body of building and refinished/repainted original wood windows





Exterior doors to individual apartments will be repainted to red color with dark brown trim. Windows will be painted in the dark brown trim color.



Original garages behind apartments are accessed by alley. Upgrades include repainting body, doors, replacing roof with flat roofing material and repairing roof edge (parapet with new fascia board and metal cap)



Apartment interior upgrades and improvements include: new painting, carpeting, kitchen and bath flooring, bathroom plumbing repair, tub surround, dishwasher, vent,



Kitchen and bathroom improvements include new dishwasher, plumbing repairs, light fixture in kitchen, bathtub surround and flooring.





Painting completed as of October 30, 2010.



Legal Information

128-131 S. Delaware

Listed on Assessor's Records as 128 S. Delaware

Building Identification Address: 132 S. Delaware

Parcel # 22 20 10 586 132

Property ID # 53870

Assessment (2010): Listed as "commercial" property:

Building: \$124,828

Land: \$30,000

Amount required to be expended to qualify for Special Valuation: \$31,207

BRODERICK APARTMENT UPGRADE

DATE	APARTMENT "C"		
7/22/2009	Designer Floors	Tub Surround	\$2,026.08
7/24/09	Sav-Mart	Dishwasher	\$377.95
7/30/09	Sav-Mart	Stove Hood	\$53.95
8/11/09	Designer Floors	Kitchen & Bath Linoleum & Installation	\$2,124.59
8/12/09	Eron's Plumbing	Install Dishwasher	\$171.52
8/13/09	Gerry Curtis	Prep work, painting & repairs	\$1,323.82
8/19/09	Designer Floors	carpet	\$3,469.96
9/2/09	Designer Floors	carpet tear up	\$292.41
9/9/09	L.J. Homolka	Painting Interior	\$1,279.88
9/11/09	Michael Acker - Handyman	Install lights, blinds & repairs 10 Hrs.	\$300.00
9/25/09	Keyhole Security	Re-keyed Brod "C"	\$227.67
10/3/09	Michael Acker - Handyman	repaired and installed 1 screen door	\$57.71
		TOTAL	\$11,705.54
	APARTMENT "A"		
9/10/09	L.J. Homolka	Painting interior	\$456.75
10/3/09	Michael Acker - Handyman	Repaired & installed 2 screen doors	\$184.05
9/15/09	Eron's Plumbing	Repaired & rerouted kitchen drain	\$147.79
9/28/09	Designer Floors	Re-stretch LR carpet/linoleum & install BR	\$914.33
		TOTAL	\$1,702.92
	GARAGE DRY ROT REPAIR		
9/29/09	Even Stephen's/Stephen McGurn	Repair dry rot & new side door	\$1,318.38
10/13/09	L.J. Homolka	Paint repair on garage	\$297.00
11/4/09	American Roofing	new garage roof	\$2,770.20
		TOTAL	\$4,385.58
	FIBER OPTICS		
4/23/10	KB Electric	fiber optics to all apartments	\$390.81
		TOTAL	\$390.81

BRODERICK APARTMENT UPGRADE

	CEMENT WORK		
4/28-5/17/10	Brett Adams	concrete work & supplies	\$5,479.04
5/7-5/18/10	Wenatchee Sand & Gravel	cement & supplies	\$1,532.12
		TOTAL	\$7,011.16
		ELIGIBLE COST (33%)	\$2,314.00
	PAINT BRODERICK APARTMENTS		
7/29/10	Larry Scharmann	painter	\$4,000.00
8/12/10	Wenatchee Paint & Supply	paint	\$84.27
9/8/10	Larry Scharmann	painter	\$4,000.00
9/8/10	Wenatchee Paint & Supply	paint	\$731.21
9/9/10	Stucco By Alex	stucco repair	\$389.16
9/8/10	Wenatchee Paint & Supply	paint	\$649.76
10/9/10	Larry Scharmann	painter	\$1,000.00
10/21/10	Designer Floors	outdoor carpet in entry	\$375.00
		TOTAL	\$11,229.40
		GRAND TOTAL	\$31,728.25

CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
INTEROFFICE MEMORANDUM

TO: Historic Preservation Board Members
FROM: Monica Libbey, Planning Manager
SUBJECT: Board Vacancy Candidate –Kevin Nordt
DATE: November 24, 2010

The Historic Preservation Board (HPB) currently has one position vacancy. The City has received two applications from Jon Campbell and Kevin Nordt. Jon Campbell was interviewed by the Board at the November meeting. Staff has scheduled Kevin Nordt to be interviewed at the December meeting; his application has been attached for your review.

In accordance with the City of Wenatchee Historic Preservation Ordinance, the Historic Preservation Board consists of 7 members appointed by a majority of the Wenatchee City Council. Board members must:

- be residents of the greater Wenatchee area,
- have a demonstrated interest and competence in historic preservation and possess qualities of impartiality & broad judgment.

Current City Code states that the Board shall always include at least 4 professionals who have experience in identifying, evaluating, and protecting historic resources and are selected from among the disciplines of history, architecture, architectural history, historic preservation, planning, cultural anthropology, archaeology, cultural geography, American studies, law, engineering and real estate.

To maintain the City's status as a Certified Local Government (CLG), the Board shall require a minimum of 2 professional members in the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines.

Given current and recent make-up of the Board and the difficulty in maintaining 4 professional board members, the Board approved changing the HPB Policies and Procedures to the minimum required as a CLG. Staff will recommend to the City Council a corresponding change in the Wenatchee City Code. The Board currently has 2 professionals that meet the CLG disciplines. Both applications received indicate that neither applicant qualifies as a professional pursuant to the City or CLG listed disciplines.

We are asking current Board members to interview Kevin Nordt, and provide a recommendation of either Jon or Kevin for the City Council's consideration.



City of Wenatchee

Historic Preservation Board – Interview Questions and Score Sheet

Candidate: _____

Board Member: _____

Date: _____

(Score 0-4 with four as the high)

Score: _____

1. Please explain why you are interested in serving on the Historic Preservation Board for the City of Wenatchee.

Score: _____

2. Please tell us what general skills, related experience and qualities you will bring to the Historic Preservation Board.

Score: _____

3. Please discuss your interest and competence in historic preservation. What is your understanding of the role of the Wenatchee Historic Preservation Board?

Score: _____

4. Can you explain if you possess qualities of impartiality & broad judgment?

Score: _____

5. Do you have any goals in your capacity as a Board member for the Historic Preservation Board?

Score: _____

6. What potential conflicts of interest might you have in serving on the Historic Preservation Board?

Total: _____

_____ I would recommend this candidate for appointment

_____ I would not recommend this candidate for appointment



City of Wenatchee

Volunteer Commission and Board Application

COMMISSION/BOARD INFORMATION

Board (s) I would like to be considered for: (If more than one, please rank them in order of preference)

- | | |
|--|--|
| <input type="checkbox"/> Arts Commission | <input type="checkbox"/> Parks and Recreation Advisory Board |
| <input type="checkbox"/> Planning Commission | <input type="checkbox"/> Wenatchee Community Center Advisory Board |
| <input type="checkbox"/> Cemetery Advisory Board | <input type="checkbox"/> Code Enforcement Board |
| <input checked="" type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Museum Board |
| <input type="checkbox"/> Diversity Committee | <input type="checkbox"/> Civil Service Board |
| <input type="checkbox"/> Police Advisory Committee | |
| <input type="checkbox"/> Greater Wenatchee Regional Events Center Public Facilities District Board | |

APPLICANT INFORMATION

Last Name: Nordt First Name: Kevin Initial: M

Mailing Address: 146 S. Emerson Ave City: Wenatchee Zip: 98801

Residency Requirement: Applicants must reside within the City Limits of Wenatchee except the Historic Preservation Board, Wenatchee Community Center Advisory Board and the Diversity Committee

Day Phone: 509-989-5330 Evening Phone: 509-663-1679

E-mail: Kevin.nordt@earthlink.net Years lived in Wenatchee Valley: 5

Occupation: Director of Pwr Management Years of Experience: 20

Work Address: 30 "C" Street City: Ephrata Zip: 98823

Education and Formal Training: BS Mathematical Physics / MS Nuclear Engineering / work

Have you ever been convicted of a felony or released from prison? ☐ Yes ☒ No

(A conviction record will not necessarily bar you from serving. Factors such as the nature and gravity of the crime, the length of time that has passed since the conviction and/or completion of any sentence, and the nature of the position for which you have applied will be considered.)

Volunteer/Community Experience:

Organization and Duties: <u>Cubmaster Pack 8</u>	Length of Service: <u>4yr</u>
Organization and Duties: <u>ASST Cubmaster Pack 8</u>	Length of Service: <u>1yr</u>
Organization and Duties: <u>School Advisory Board - St. Raphael</u>	Length of Service: <u>1yr</u>
Organization and Duties: <u>Counting Public Literacy Tutor</u>	Length of Service: <u>2yr</u>
Organization and Duties: <u>IEEE Central-WA Section - Chair</u>	Length of Service: <u>3yr</u>
Skills/Special Interests: <u>Engineering, planning, finance & economics; interest architecture, community service, jazz music</u>	

Experience related to the Commission/Board:

20⁺ yrs of progressive engineering project management and general management experience. I am very familiar with regulatory regimes, economic impact evaluation and very organized & driven. I have owned 3 homes each greater 60yrs old & developed a solid knowledge of Wenatchee architecture.

Why are you seeking this appointment?

I am a resident of Grandview hist. district and I am very interested in solid & fair planning, community service & application of sound judgement to the ongoing historical preservation efforts. I am eager to assist the community in a manner that employs my professional skills.

Would any conflict of interest be created as a result of your appointment? ☐ Yes ☒ No

If yes, please explain:

N/A

REFERENCES

Name: Beth Stipe
 Address: 121 S. Franklin Ave City: Wenatchee Zip: 98801
 Phone: 663-7716 Email: _____
 Occupation: Executive Director - Community Foundation of No Central Wx Years known: 5

Name: Brenda Baumeister
 Address: 140 S Emerson Ave City: Wenatchee Zip: 98801
 Phone: 665-3019 Email: batcave.509@charter.com (or)
 Occupation: Pediatrician Years known: 5

Name: John Janney
 Address: Chelan PUD City: Wenatchee Zip: 98801
 Phone: 661-8121 Email: john.janney@chelanpud.org
 Occupation: Chelan PUD general manager Years known: 3

AFFIDAVIT OF APPLICANT

I, Kevin Nordt, do hereby certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief. I also understand that this completed application may be made available for public inspection.

(Signature)

Date:

K-M. Nordt

10/2/10

**CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
INTEROFFICE MEMORANDUM**

TO: Historic Preservation Board Members
FROM: Monica Libbey, Planning Manager
SUBJECT: Zoning Code Amendments - Grandview Historic District
DATE: November 24, 2010

At the last Grandview Historic District (GHD) neighborhood workshop on November 16, 2010, possible code changes were discussed that could be made relatively quickly in an attempt to address many current concerns that have been identified by GHD residents. The purpose of the proposed code amendments is to make it clearer to residents, staff and the Board what actions are not subject to historic review, which actions can be reviewed by staff, and which actions should be reviewed by the Historic Preservation Board.

Staff has attached the PowerPoint that was presented at the neighborhood workshop, for your information. At the workshop, there seemed to be general consensus of those in attendance that they supported the proposed changes.

Staff has identified and attached the official code amendments being recommended for the Historic Preservation Board's consideration. Staff requests that the Board consider the proposed amendments and accept public testimony at a public hearing during the December meeting, and to provide a recommendation for the Planning Commission and City Council's consideration. Staff's proposed timeline is for the Planning Commission to consider the proposed amendments at a public hearing on December 15, 2010, and for the City Council to consider proposed amendments at a public hearing in January, 2011.

Staff drafted the proposed amendments to be consistent with the original intent of establishing the Grandview Historic District, and with the original Design Standards for the GHD document from 2005. The attached code amendments track proposed changes by underline for proposed additions and ~~strike through~~ for proposed deletions.

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Wenatchee City Code 10.40.060 Grandview Historic District (GHD)

The purpose of the Grandview Historic District is to preserve and protect the original character and integrity of its historic buildings, sites, landscapes and the distinct sense of neighborhood. The following standards were developed to ensure new development and renovations are compatible with the historic character of the district. The design standards emphasize protecting the character-defining elements of properties and structures directly visible from and facing the street, not including alleys.

A. Contributing and Non-contributing Properties: As part of the inventory of properties in the neighborhood, properties were designated as "contributing" or "noncontributing." A "contributing" property meets the criteria for listing on a register of historic places and/or may add to the historic inventory of a district versus "noncontributing" which is a property that has been altered from original design and no longer retains its historic quality. The inventory identified over 86 percent of the properties in the Grandview historic district as contributing. It is vital that the percentage of contributing properties in the historic district be at least 75 percent; otherwise, the integrity of the district is lost. Some of the guidelines and standards within this overlay zone are written specifically for ensuring that contributing properties maintain contributing status. Conversely, guidelines and standards are written in this overlay zone to ensure that a change to noncontributing property or new construction does not harm the district or adjoining contributing property.

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A.B. Removal from the Grandview Historic Overlay: Although the Grandview Historic District and design standards were overwhelmingly approved by the property owners, it is also recognized that some property owners have expressed an interest in being removed from the district. The following criteria and process shall guide any proposed boundary changes that may come from property owners wishing to have their properties removed from the district.

1. Property proposed for removal must not cause the percentage of contributing properties within the Grandview historic district boundaries to drop below 75 percent. Removal of property that is designated as contributing is strongly discouraged.
2. Property proposed for removal must be on the edge of the district, providing logical boundaries that are parallel and/or perpendicular to common streets.
3. Property proposed for removal must provide a plan to show how exemption of property from the Grandview historic district will not harm the district.
 - a. The plan must be presented to the historic preservation board for recommendation.
 - b. The plan must address issues including but not limited to:
 - i. Adequate transition buffers if change of use or new construction is in the plan;
 - ii. Meet all existing building and landscape codes;
 - iii. Must be compatible in scale to properties adjacent, etc.

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4. If removal is approved, a development agreement addressing the issues identified in the property's plan must be signed and recorded with the Auditor's Office. Recording charges shall be paid for by the property owner.

- C. Actions Not Subject to Historic Preservation Review: The following actions shall not be subject to any historic preservation review, unless a property is also individually listed on the City historic register. An action listed below does not guarantee that another City permit or approval is not required. Additionally, if a property owner is interested in applying for special valuation for proposed work pursuant to WCC 2.36 (V.), it is recommended that they contact historic preservation staff before beginning any work.
1. Emergency Repair, defined as work necessary to prevent destruction or dilapidation to real property, including any structures, immediately threatened or damaged by fire, flood, earthquake or other disaster.
 2. Interior reconstruction, alteration, restoration, remodeling or repair.
 3. Ordinary Maintenance and Minor Repair, defined as work for which a City permit is not otherwise required, and where the purpose and effect of such work is to correct any deterioration, decay or damage to real property, including any structures, and to restore it to its prior condition, including but not limited to:
 - a. Exterior painting or staining.
 - b. Foundations.
 - c. Siding, trim, or masonry (tuck pointing), less than 50% of the total surface area of all sides of a structure.
 - d. Roofing, less than 50% of the total roof surface area.
 - e. Windows.
 4. Detached accessory structures not requiring a City building permit and located to the rear of the primary structure.
 5. Replacement of exterior doors, including garage doors, not facing a public street (does not include alleys).
 6. Landscaping improvements, including hose reels and sprinklers.
 7. Window air units and satellite dishes.
 8. Mechanical and electrical equipment, including but not limited to solar panels, heating and air conditioner units, and propane tanks, located to the rear of the primary structure.
 9. Retaining walls not requiring a City building permit.
 10. Signs exempt from Chapter 10.50 Signs pursuant to WCC 10.50.020.
 11. Gutters and downspouts.

- D. Actions Subject to Historic Preservation Staff Review: Building and Demolition Permit
The following Actions shall be subject to the review of the historic preservation board staff as a Type I application in accordance with WCC Title 13.36-170, unless a property is also individually listed on the City historic register. All decisions of the historic preservation board staff are subject to appeal in accordance with item K of this section Chapter 13.11 Appeals.

1. Fences requiring a City building permit.

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2. Roofing replacement that exceeds 50% of the total roof surface area, or that requires a City building permit.
3. Siding replacement that exceeds 50% of the total surface area of all sides of a structure, or that requires a City building permit.
4. Mechanical and electrical equipment, including but not limited to solar panels, heating and air conditioner units, and propane tanks, located to the side or front of the primary structure and not visible or screened from view from the street.
5. Replacement of exterior doors, including garage doors, facing a public street (does not include alleys), retaining the size, placement, style, features and using consistent materials of the original door.
6. Replacement of existing windows, retaining the size, scope, placement, style, features and materials of the original window.
7. New driveways or parking pads.
8. Building additions or exterior structure alterations located to the rear of the primary structure.
9. Detached accessory structures requiring a City building permit and located to the rear of the primary structure.
10. Signs not exempt from WCC Chapter 10.50 Signs.

B. ~~Interior reconstruction, alteration, restoration, remodeling or repair is exempt from this chapter unless such property is contributing to the district and subject to review pursuant to the Wenatchee City Code. Any such work shall be referred to the historic preservation board to allow the board to inform the property owner regarding tax incentives and technical assistance available.~~

Comment [11]: Interior reconstruction moved to (C)(2) above.

E. Actions Subject to Historic Preservation Board Review: The following actions shall be subject to the review of the historic preservation board in accordance with WCC 2.36.170. All decisions of the historic preservation board are subject to appeal ~~based on~~ in accordance with item K-L of this section.

1. New construction.
2. Detached accessory structures located to the side of the primary structure.
3. Building additions located to the side or front of the primary structure.
4. Demolition of any building contributing to the historic district.
5. Replacement of exterior doors, including garage doors, facing a public street (does not include alleys), not meeting the criteria listed above in (C) or (D).
6. Replacement of windows, not meeting the criteria listed above in (C) or (D).
7. Building permits that include conversion of existing single-family residence to other uses.
8. Building permits that include exterior modifications not listed above in (C) or (D).
9. Exceptions to guidelines and standards, pursuant to item (K) of this section.
1. ~~Construction of driveways or parking pads greater than 100 square feet in area.~~
2. ~~Replacement of windows.~~
3. ~~Replacement of roofing.~~
4. ~~Replacement of siding on any building.~~
5. ~~Modification, maintenance or installation of landscaping in conjunction with any activity subject to review of the historic preservation board identified in this chapter.~~

Comment [12]: Actions incorporated into above sections (C), (D), & (E).

C.F. Application of guidelines and standards: The applicability of individual guidelines and standards in this district can be divided into three types of development: (1) new construction; (2) alterations or additions to contributing historic structures; and (3) alterations to noncontributing structures. While many of the design guidelines and standards may be applicable to all three types of development, some may only apply to alterations or additions to historic structures. The historic preservation board shall take into consideration the type of property and the overall impact on the district in review of development applications and application of these guidelines and standards. The matrix of guidelines and standards identifies whether the standard is applicable to the three types of development and shall be applied accordingly.

D.G. Secretary of the Interior's guidelines: Development within the district shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding contextual features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with a massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment shall be unimpaired.

E.H. Site design: Existing patterns include:

1. In the Grandview historic district, the buildings historically orient to the street rather than to the rear yard or interior side yard. Primary entrances, large windows and porches face the street. When many of the residential areas in the Wenatchee community were originally developed, the lots had prescribed setback requirements. Today, the uniform front yard setback of 25 feet creates the appearance of larger front yards. This setback contributes to the historic character of the Grandview historic district.
2. Many homes in the Grandview historic district have their lots terraced above the street level. This height above the street and sidewalk creates a sense of privacy to the homeowner while increasing safety in the neighborhood by providing good views towards the street.
3. Fences, walls, and hedges can influence neighborhood activity and safety. Fences and walls should respect the style of their adjacent buildings and the treatment of the elevation changes in the neighborhood. Low, transparent fences and shrubs along side and rear property lines provide separation while enabling neighbors to interact and keep an eye on each other's houses. Reduce the use of front yard fences. Keep fences that are built low and transparent. Soften fences with climbing or screening plants. Keep fences as far back from the sidewalk as practical.
4. Outdoor lighting is important to neighborhood safety. Night lighting is a deterrent to criminal activities. Encourage property owners to turn on lights at night along alleys and at their front and back doors. Discourage light, however, that causes glare onto adjacent properties.
5. As automobiles became increasingly available, existing and newly platted residential sites needed to accommodate the added number of cars. Some areas were developed before cars became common. Many of the residential sites do not have an on-site parking space and some lots have been adapted to accommodate the car. In areas built later, garages were generally detached from the house and placed at the rear of the lot, with access from driveways or connections to an alley. Access to off-street parking is preferable via a service alley in areas with alleys. Reduce the amount of pavement needed for off-street parking by using durable, dust free alternatives to the concrete pad, such as paved tire treads, grass-crete, and brick. Off-street parking should be visually integrated into the site design of each lot through landscaping and screening.

F.I. Development within the Grandview historic district shall adhere to the following guidelines and standards for site design:

Site Design

	Applicability
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Guideline and Standard	New Construction	Non-contributing	Historic-Contributing
1. Maintain the building orientation and setbacks that contribute to the historic character of the district.			
a. The front yard setback of a new building or addition shall meet one of the following three standards: (i) average of adjacent structures; (ii) the average of 25 feet and an adjacent structure; or (iii) 25 feet minimum setback.	X	X	X
b. Side yard setbacks shall be no less than five feet.	X	X	X
2. Retain the existing grade on a lot.			
a. Where retaining walls are constructed, they shall be made of brick, concrete block and basalt built adjacent to the back of sidewalk.	X	X	X
3. Place new buildings and make site modifications in a manner that reinforces the pattern evident in surrounding buildings.			
a. New structures or additions shall be built at original grade without significant cutting or filling.	X	X	X
4. Encourage site design that enhances the sense of community and promotes safe neighborhoods.			
a. A front yard fence or wall shall not exceed 40 inches in height and shall not obstruct more than 50% of the views into the yard. Chain link, wire and vinyl fences are not allowed.	X	X	X
b. A side yard fence shall not exceed 40 inches in height from the front property line to the facade of the primary structure and shall be of a material consistent with the front yard fence.	X	X	X
c. Side yard fences, located behind the building facade, may be a maximum of six feet in height and shall be of a material consistent with the front yard fence.	X	X	X

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Site Design

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
d. Fences along the rear property line may be a maximum height of six feet and may use chain link.	X	X	X
e. Prevent glare onto adjacent properties by using shielded and focused light sources that direct light onto the ground.	X	X	X
5. On-site parking should follow the pattern that has been established by surrounding houses.			
a. A parking pad, carport or garage shall be located to the side or rear of a lot and be detached from the main structure.	X	X	X
b. A driveway shall lead straight from the street to the parking area and be no wider than 12 feet.	X	X	X
c. Curb cuts shall not be allowed where the property has access through an alley.	X	X	X
d. Require, where feasible, shared drives and curb cuts when access to alleys is not available.	X	X	X

G-1. The front facade of a building contributes most to the historic character of the district.

Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.

1. Additions and structural alterations should be limited to the rear and side yards where they are minimally visible from the street. Additions should be designed to have the least impact upon character-defining features. The relationship of height to width of new additions and their sub-elements, such as windows and doors, and of alterations, should be compatible with the character of the surrounding area. The relationship of wall to window should also be compatible with related elements of the building and with the historic character of the surrounding area.
2. Primary entrances to buildings should be oriented to the street rather than to the rear yard or interior side yard. Blank facades without windows should not be used. Original entrances to buildings, front porches, and projecting features, such as balconies, bays, and dormer windows should be retained or restored. New accessory structures that can be seen, entirely or partially, from the public street should also use the style, colors, and materials of the existing house.
3. Many of the houses in the Grandview historic district and in many neighborhoods throughout Wenatchee have porches. The prominent architectural styles, such as bungalow and Queen Anne, included front porches in their design. Porches enhance

a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood because people are able to watch the street and each other's houses. New construction and exterior remodeling should incorporate front porches that are large enough for people to sit and observe the public life of their street and neighborhood.

4. The architectural styles of the houses in the Grandview historic district generally have steeply pitched roofs. It is important that newly constructed houses continue this pattern and use roof pitches that are similar to those on adjacent lots on the same street frontage.
5. Because of the architectural styles that were popular during the development of the historic district, many of the houses have dormers in their roofs. The use of dormers is an element of many of the historic houses found in Wenatchee that is worth repeating and preserving in new construction. Dormers let light into the dwelling and provide additional living space.
6. The materials and construction details used in new construction and remodeling projects should be sensitive to the surrounding historic character of the district. Remodeling projects should respect the building's original architectural materials and details. New construction should repeat some of the materials and construction details seen in the historic buildings in the district.
7. Accessory buildings or those buildings secondary to the primary structure or residential living spaces are often overlooked. Many accessory buildings in the historic district were designed as a part of the primary structure, often constructed in duplicate. Many of the garages face alleys that are, in themselves, of strong architectural design.
8. Respecting historic accessory buildings and their use is an important aspect of the district and maintaining them should be a priority.
 - a. Exterior Siding. Siding materials used on new buildings and additions should be consistent with predominant materials used on buildings of similar architectural style in the neighborhood.
 - b. Horizontal board siding, stucco and brick are the most common building materials in the Grandview historic district. Restoration of original colors, or colors appropriate to the style and era of the building, is encouraged. Original siding should be maintained. Materials used on additions should match or be compatible with the predominant materials used on the original structure. The following materials should not be used: plywood, exposed concrete block, metal, and plastic (vinyl).
 - c. Windows and Doors. Many of the most defining features of an historic structure are tied to the windows and entries of the front facade. Windows and doors are important elements in the composition of a house and are typically highlighted or accented. Windows are the "eyes" of a house. Certain, and often specific, styles of both windows and doors reflect the architectural style of the house.
 - d. Foundation. Masonry and brick details are common in the district. They can be seen in foundations, porches, around windows and doors and chimneys of

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masonry material, such as ornamental concrete blocks, poured concrete with a stucco wash or stone.

- e. Guidelines and Standards. Development within the Grandview historic district shall adhere to the following guidelines and standards for houses and accessory buildings.

Houses and Accessory Buildings

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
I. Maintain the architectural integrity of the primary building visible from the street.			
a. Design a new addition such that the new work shall be differentiated from the old and the character of the original historic property can be clearly seen.		X	X
b. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.		X	X
c. Do not obscure, damage, destroy or remove original exterior architectural details and materials of the primary structure unless they are being repaired or replaced with exact replicas. This includes removal of any second story of an historic structure.		X	X
d. A new addition and any new construction shall be compatible in terms of scale, materials and character with the main or neighboring building.	X	X	X
e. Height of any primary building shall not exceed 30 feet as defined in this Title.	X	X	X
f. The roof form of a new addition shall be in character with that of the primary building.		X	X
g. When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.		X	X
h. A rooftop addition (defined as any feature altering the original roof shape or design) shall be set back from the front of the building. This will help preserve the building's proportions as seen from the street.		X	X

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Houses and Accessory Buildings

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
i. Original second stories shall not be removed to add a new addition to the building or to lower the roof.		X	X
j. When adding a dormer to an existing roof, it shall be in character with the primary structure's design.		X	X
k. Mechanical and electrical equipment, such as solar panels, satellite dishes, air conditioners, attic fans, and window air units should not be placed on primary, character-defining facades or in front yards.	X	X	X
2. Encourage the continued use of porches.			
a. Orient the front of a house to the street with a porch and clearly identify the front door.	X	X	X
b. The construction of a porch is required in any residential development. A porch shall be similar in character, design, scale and materials to those seen traditionally in the neighborhood.	X	X	
c. Existing porches shall not be enclosed.		X	X
3. Make roof pitch and lines similar to others in the neighborhood.			
a. Use traditional roof forms and scale as seen on historic buildings in the district for both primary and accessory structures.	X	X	X
b. The number and size of dormers shall be limited on a roof so that the primary roof form remains prominent.	X	X	X
c. Roof materials shall be composite shingles or other materials that convey a scale and texture like or similar to that which is traditionally used.	X	X	X

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Houses and Accessory Buildings

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
d. Skylights, solar units, mechanical and service equipment, and new roof features shall not be placed on the building so they are visible from the street.	X	X	X
e. Repairs and alterations of the roof shall retain the original roof shape and pitch; original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters, and other ornamental details; and original sizes and patterns of roofing materials.			X
4. Use materials and construction details that are compatible with surrounding historically significant buildings.			
a. Exterior wall materials shall be consistent with those found in the district, such as horizontal board siding, stucco and brick. The following materials should not be used: plywood, exposed concrete block, metal, and plastic (vinyl).	X	X	X
b. Exterior wood siding shall appear similar to those used historically. The lap dimensions of siding shall be similar to that found traditionally (i.e., four to five inches of lap exposure).	X	X	X
c. Newer siding materials may be considered if they appear similar in character and detailing to traditional building materials (i.e., lap dimensions) and do not cause a property to move from contributing to noncontributing status.	X	X	X
d. New or replacement windows shall reflect the window patterns seen in the neighborhood. Openings shall indicate floor levels and not be placed between floors. Retain vertically proportioned windows.	X	X	X

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Houses and Accessory Buildings

Guideline and Standard	Applicability		
	New Construction	Non-contributing	Historic-Contributing
e. When replacing or renovating windows, windows shall be consistent with the size, scope, placement, style and features of the original windows.		X	X
f. Foundations shall be one to three feet in height and constructed of masonry materials, such as ornamental concrete block, poured concrete with stucco wash, river rock, rubble rock, brick or stone, and shall be compatible with the original foundation or similar to that seen in the neighborhood.	X	X	X
5. Accessory buildings shall be subordinate to the primary structure on the site.			
a. Locate an accessory building behind the primary structure.	X	X	X
b. Construct an outbuilding that is subordinate in size and character to the primary structure.	X	X	X
c. Accessory structures shall be no larger than one story and have a maximum wall height of 10 feet which allows for different roof styles found in the neighborhood.	X	X	X

H.K. Exceptions to guidelines and standards: In certain circumstances an applicant might propose an alternative approach that meets the overall intent of the historic district and does not change a property from contributing to noncontributing status. The following process shall be followed to grant an exception to any of the standards within the Grandview historic district overlay.

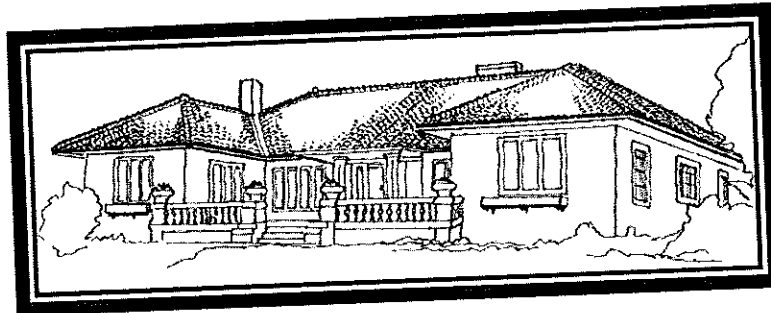
1. An application for an exception shall be made in writing prior to consideration by the historic preservation board. The application shall contain the following information:
 - a. The standard(s) that are proposed for deviation.
 - b. Written documentation demonstrating why the proposed exception will not negatively impact the Grandview historic district or surrounding property.
 - c. Drawings and/or illustrations of the proposed project.
2. The historic preservation board shall review any exception and approve exceptions only when the following findings are made:
 - a. The proposed project will not negatively impact the district or surrounding property.

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- b. The proposed construction meets the intent of the district and the guidelines.
- c. Granting of the exception does not change the status of the property from contributing to noncontributing.

h. Any decision of the historic preservation board in applying the guidelines and standards pursuant to this chapter shall be subject to appeal pursuant to Chapter 13.11 Appeals.



GRANDVIEW HISTORIC DISTRICT

NOVEMBER 16TH WORKSHOP

Thank You For Your Attendance!

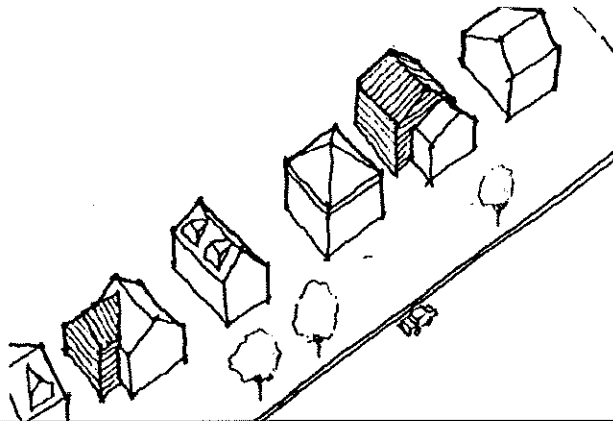
Workshop Objective:

- ❑ To create general consensus on quick changes for home owners within the Grandview Historic District.
 - ❑ Review Guiding Principles from Sept. 28th Meeting
 - ❑ Draft actions not subject to review
 - ❑ Draft actions which can be reviewed by Planning Staff
 - ❑ Draft actions subject to Historic Preservation Board review

September 28th Meeting Review

- Guiding Principles Based on Sept. 28th Meeting...
- Need to:
 - Establish Simple Standards
 - Provide for Practical Maintenance
 - Return to Historic District's Intent

Actions Not Subject To Review



Actions Not Subject To Review

- ☐ Painting or Staining Existing Structures
- ☐ Emergency Repairs
- ☐ Interior Work (Structural Changes May Require City Building Permit)
- ☐ Ordinary Maintenance and Repair, including:
 - ☐ Foundation
 - ☐ Siding, Trim, Roofing, Masonry (Tuck Pointing), Same Materials, Details and Colors
 - ☐ Windows, with Same Size, Scope, Placement, Style, Features and Materials

Actions Not Subject To Review Cont.

- ☐ Detached Accessory Structures Under 200 Square Feet Not Visible From the Street
- ☐ Replacement of Exterior Doors, Including Garage Doors, Not Visible From the Street
- ☐ Landscaping Improvements
- ☐ Installation of Hose Reels, Sprinkler
- ☐ Window Air Units, Satellite Dishes

Actions Not Subject To Review Cont.

- ☐ Mechanical and Electrical equipment, Such as Solar Panels, Air Conditioners, Heat Pumps Not Placed in Front Yard
- ☐ Retaining Walls, Not Exceeding 4 ft in height
- ☐ Installation of Gutters and Downspouts
- ☐ Placement of Temporary Signs, Not Exceeding 6 sq ft.

Actions for Staff Level Review

- ☐ Installation/replacement of fences
- ☐ Major roofing replacement/new roofing, retaining original shape, pitch, other features, sizes and patterns of roofing materials
- ☐ Mechanical & utility equipment placed in front yard
- ☐ Replacement of exterior doors visible from street, same location/configuration, original materials
- ☐ Major siding replacement/new siding, replacement with original materials

Actions for Staff Level Review Cont.

- ☐ Replacement of existing windows, with original size, scope, placement, style and features, but not same as existing
- ☐ Construction of driveways/parking pads
- ☐ Building additions not visible from street
- ☐ Accessory structures not visible from street
- ☐ Signs requiring a sign permit

Actions For HPB Review

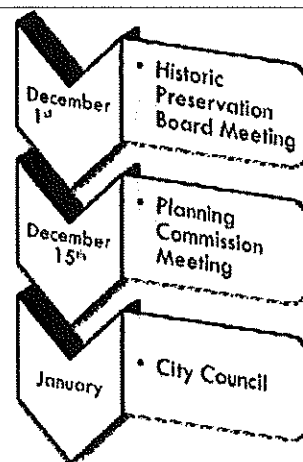
- ☐ Actions for special valuation
- ☐ New Construction
- ☐ Accessory structures visible from street
- ☐ Building additions visible from street

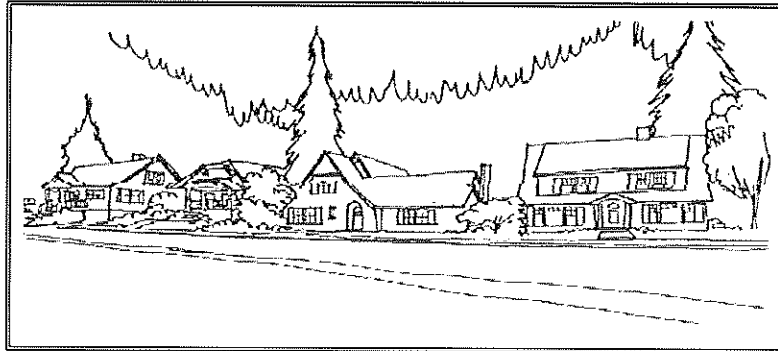
Actions For HPB Review Cont.

- ☐ Demolition of any contributing building
- ☐ Special exceptions to underlying standards
- ☐ Building permits that include conversion of existing single family to other uses
- ☐ Building permits that include exterior modifications not listed in above categories

Next Steps / Draft Timeline:

- ☐ Review Items Receiving General Consensus and Draft Code
- ☐ Review Actions Identified as Needing More Research / Discussion
- ☐ Move Forward With Suggesting Code Changes Per the Draft Timeline on the Right





THANK YOU FOR YOUR
ATTENDANCE AND
PARTICIPATION!



City of Wenatchee